

APPENDIX B:
REHABILITATION COST ESTIMATES

***Department of Conservation and Recreation
12 Brainard Street***

Hyde Park, Boston, MA

Mass. State Project No. P22-3471-S3A

December 13, 2022

Certified Building Study Estimate

Architect:

HKT Architects Inc.

24 Roland Street, Suite 301

Charlestown, MA 02129

T: 617.776.6545

F: 617.776.6678

www.hktarchitects.com

Cost Estimator:

Miyakoda Consulting Inc.

PO Box 120731

Raynham, MA

(617) 799-5832

www.miyakoda.com



12 Brainard Street

Hyde Park, Boston, MA

Introduction

Basis For The Estimate:

- 1 The project is a public building for DCR. It is renovation of an existing building in Hyde Park, MA
- 2 Sitework has been included.

Project Particulars:

- 1 Estimate is based on Certified Building Study from HKT dated 11/21/2022

Assumptions:

- 1 The project will be constructed by a General Contractor. There will be no less than four GC's will bid this project
- 2 Our costs assume that there will be competitive bidding in all trades i.e. at least three bids per trade or sub-trade
- 3 Unit rates are based on current dollars
- 4 Design Contingency is an allowance for unforeseen design issues, design detail development and specification clarifications
- 5 General Conditions and Requirements value covers Construction Manager's site office overhead and on-site supervision
- 6 Fee markup is calculated on a percentage of direct construction costs.
- 7 Escalation has been included
- 8 Assume Construction To Begin Fall 2023

Exclusions within the Estimate:

- 1 Elevator
- 2 Design fees and other soft costs
- 3 Interest expense
- 4 Owner's project administration
- 5 Construction of temporary facilities
- 6 Printing and advertising
- 7 Specialties, loose furnishings, fixtures and equipment beyond what is noted
- 8 Site or existing condition surveys and investigations
- 9 Hazardous materials survey, report and abatement

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Main Summary

4,013 GSF

<u>DESCRIPTION</u>	<u>NSF</u>	<u>GSF</u>	<u>TOTAL</u>	<u>COST/SF</u>
Lower Building		4,013 GSF	\$519,558	\$129.47
Sitework			\$82,821	
Trade Cost Subtotal			\$602,379	\$150.11
Design Contingency	10.00%	\$602,379	\$60,238	\$15.01
Trade Cost Total			\$662,617	\$165.12
Mark-ups (on Direct Trade Costs Subtotal)				
General Conditions and General Requirements	15.00%	\$662,617	\$99,393	\$24.77
Insurance/Subcontractor Insurance	1.40%	\$762,009	\$10,668	\$2.66
Bonds	1.00%	\$772,678	\$7,727	\$1.93
Permit		\$780,404	Waived	
Fee	3.00%	\$780,404	\$23,412	\$5.83
Estimate Construction Cost Subtotal			\$803,816	\$200.30
Escalation Allowance	7.33%	\$803,816	\$58,920	\$14.68
Assume Construction To Begin Fall 2023				
ECC Total, including Escalation			\$862,736	\$214.99

Work prepared by non Chapter 149 could be reduced by 25% to 30%

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Detailed Summary

4,013 GSF

<u>ELEMENT</u>	<u>TOTAL</u>	<u>Total/GSF</u>
02 05 00 Selective Demolition	\$11,766	\$2.93
02-EXISTING CONDITIONS TOTAL	\$11,766	\$2.93
03 00 00 Cast-In-Place Concrete	\$3,349	\$0.83
03-CONCRETE TOTAL	\$3,349	\$0.83
04 00 00 Masonry	\$1,200	\$0.30
04-MASONRY TOTAL	\$1,200	\$0.30
05 50 00 Metal Fabrications	\$7,678	\$1.91
05-METALS TOTAL	\$7,678	\$1.91
06 10 00 Rough Carpentry	\$22,338	\$5.57
06 20 00 Finish Carpentry	\$79,117	\$19.72
06-WOOD AND PLASTICS TOTAL	\$101,455	\$25.28
07 10 00 Dampproofing and Waterproofing	\$650	\$0.16
07 20 00 Insulation	\$500	\$0.12
07 40 00 Roofing and Siding Panels	\$3,500	\$0.87
07 80 00 Firestopping & Fireproofing	\$937	\$0.23
07 92 00 Joint Sealants	\$4,013	\$1.00
07-THERMAL AND MOISTURE TOTAL	\$9,600	\$2.39
08 3 1 00 Access Doors & Panels	\$500	\$0.12
08 51 00 Windows	\$3,250	\$0.81
08-DOORS AND WINDOWS TOTAL	\$3,750	\$0.93
09 21 00 Plaster and Gypsum Board Assemblies	\$15,751	\$3.92
09 30 00 Tile	\$4,859	\$1.21
09 64 00 Wood Flooring	\$44,920	\$11.19
09 65 00 Resilient Flooring	\$3,430	\$0.85
09 90 00 Painting	\$34,051	\$8.49
09-FINISHES TOTAL	\$103,011	\$25.67
10 14 00 Signage	NIC	
10 28 00 Toilet and Bath Accessories	\$1,500	\$0.37
10 44 00 Fire Protection Specialties	\$900	\$0.22
10-SPECIALTIES TOTAL	\$2,400	\$0.60

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Detailed Summary

4,013 GSF

<u>ELEMENT</u>	<u>TOTAL</u>	<u>Total/GSF</u>
11 31 00 Residential Appliances	\$8,800	\$2.19
11-EQUIPMENT TOTAL	\$8,800	\$2.19
12 24 13 Roller Window Shades	NIC	
12 30 00 Casework	\$11,000	\$2.74
12-FURNISHINGS TOTAL	\$11,000	\$2.74
21 00 00 Fire Protection	NIC	
22 00 00 Plumbing	\$113,219	\$28.21
23 00 00 HVAC	\$54,905	\$13.68
21, 22, 23 - MECHANICAL TOTAL	\$168,124	\$41.89
26 00 00 Electrical	\$75,790	\$18.89
26-ELECTRICAL TOTAL	\$75,790	\$18.89
31 00 00 Earthwork	\$11,635	\$2.90
31-EARTHWORK TOTAL	\$11,635	\$2.90
BUILDING DIRECT COST TOTAL	\$519,558	\$129.47

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Detailed Estimate

4,013 GSF

<u>Element/Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate</u>	<u>Total</u>
10 <u>02-EXISTING CONDITIONS</u>				
11				
12 02 05 00 Selective Demolition				
13 Remove exterior rear stairs	1	FLT	\$1,500.00	\$1,500
14 Remove interior basement stairs	1	FLT	\$1,800.00	\$1,800
15 Remove torn window screens	2	EA	\$300.00	\$600
16 Remove a portion of the roof for repairs	100	SF	\$6.50	\$650
17 Remove side deck	87	SF	\$16.00	\$1,392
18 Remove rear deck	19	SF	\$16.00	\$304
19 Remove stoop	1	EA	\$500.00	\$500
20 Remove flush storm door	1	EA	\$150.00	\$150
21 Remove toilet accessories	2	RMS	\$300.00	\$600
22 Remove all interiors in kitchen	277	SF	\$10.00	\$2,770
23 Protect existing	1	AL	\$1,500.00	\$1,500
24 02 05 00 Selective Demolition Total				\$11,766
25				
26				
27 <u>03-CONCRETE</u>				
28				
29 03 00 00 Cast-In-Place Concrete				
30 <u>Slab on Grade for Front Deck</u>	142	sf		
31 Concrete; material	4	CY	\$200.00	\$800
32 Concrete; place & finish	142	SF	\$3.50	\$497
33 WWF	156	SF	\$2.00	\$312
34				
35 <u>Miscellaneous</u>				
36 Sawcut existing foundation	20	LF	\$15.00	\$300
37 Remove material	1	LS	\$1,000.00	\$1,000
38 Concrete accessories	1	LS	\$440.00	\$440
39 03 00 00 Cast-In-Place Concrete Total				\$3,349
40				
41				
42 <u>04-MASONRY</u>				
43				
44 04 00 00 Masonry				
45 CMU infill at damaged foundation walls	6	SF	\$200.00	\$1,200
46 04 00 00 Masonry Total				\$1,200
47				
48				
49 <u>05-METALS</u>				
50				
51 05 50 00 Metal Fabrications				



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Detailed Estimate

4,013 GSF

<u>Element/Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate</u>	<u>Total</u>
52 Back stairs handrails	20	LF	\$250.00	\$5,000
53 Miscellaneous metals	2,678	GSF	\$1.00	\$2,678
54 05 50 00 Metal Fabrications Total				\$7,678
55				
56				
57 <u>06-WOOD AND PLASTICS</u>				
58				
59 06 10 00 Rough Carpentry				
60 Rehang flush storm door	1	EA	\$200.00	\$200
61 Rehang screen door	1	EA	\$200.00	\$200
62 Repair flush storm door	1	EA	\$200.00	\$200
63 Replace members at front entrance due to drainage issues	1	AL	\$5,000.00	\$5,000
64 Plywood at repaired roof	100	SF	\$6.50	\$650
65 Repair exterior soffit	142	SF	\$15.00	\$2,130
66 Remove storm window due to it being cracked (Kitchen)	1	EA	\$250.00	\$250
67 New side deck	87	SF	\$65.00	\$5,655
68 New rear deck	19	SF	\$65.00	\$1,235
69 Repair flush storm door	1	EA	\$250.00	\$250
70 Rough carpentry / blocking	2,627	SF	\$2.50	\$6,568
71 06 10 00 Rough Carpentry Total				\$22,338
72				
73 06 20 00 Finish Carpentry				
74 Exterior stairs in back	1	FLT	\$15,000.00	\$15,000
75 New tread and riser (exterior)	4	LFR	\$95.00	\$380
76 New basement stairs	1	FLT	\$15,000.00	\$15,000
77 Counters	22	LF	\$385.00	\$8,470
78 Handrails to interior stairs	25	LF	\$350.00	\$8,750
79 Wall mounted handrails	25	LF	\$200.00	\$5,000
80 New newel posts	4	EA	\$1,000.00	\$4,000
81 Allow for wood base	1	LS	\$5,000.00	\$5,000
82 Guardrail at side porch	20	LF	\$300.00	\$6,000
83 Miscellaneous repair trim where necessary	1	LS	\$7,500.00	\$7,500
84 Miscellaneous standing and running trim	2,678	SF	\$1.50	\$4,017
85 06 20 00 Finish Carpentry Total				\$79,117
86				
87				
88 <u>07-THERMAL AND MOISTURE</u>				
89				
90 07 10 00 Dampproofing and Waterproofing				
91 Dampproof foundation/basement walls				

NIC



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Detailed Estimate

4,013 GSF

<u>Element/Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate</u>	<u>Total</u>
92 Ice and water shield	100	SF	\$6.50	\$650
93 07 10 00 Dampproofing and Waterproofing Total				\$650
94				
95 07 20 00 Insulation				
96 Batt insulation at attic (due to damage from rain)	1,292	SF	\$1.50 NIC	
97 Insulation to kitchen vestibule	1	LS	\$500.00	\$500
98 07 20 00 Insulation Total				\$500
99				
100 07 40 00 Roofing and Siding Panels				
101 Repair asphalt shingles were there has been some leakage	100	SF	\$35.00	\$3,500
102 07 40 00 Roofing and Siding Panels Total				\$3,500
103				
104 07 80 00 Firestopping & Fireproofing				
105 Fireproof				NIC
106 Through floor penetration firestopping	2,678	SF	\$0.35	\$937
107 07 80 00 Firestopping & Fireproofing Total				\$937
108				
109 07 92 00 Joint Sealants				
110 Caulking and sealants	4,013	SF	\$1.00	\$4,013
111 07 92 00 Joint Sealants Total				\$4,013
112				
113				
114 <u>08-DOORS AND WINDOWS</u>				
115				
116 08 3 1 00 Access Doors & Panels				
117 Access doors	1	LS	\$500.00	\$500
118 08 3 1 00 Access Doors & Panels Total				\$500
119				
120 08 51 00 Windows				
121 Install new storm window (kitchen)	1	EA	\$850.00	\$850
122 Repair glazing at broken windows	1	LS	\$1,000.00	\$1,000
123 Replace torn screens	2	EA	\$700.00	\$1,400
124 08 51 00 Windows Total				\$3,250
125				
126				
127 <u>09-FINISHES</u>				
128				
129 09 21 00 Plaster and Gypsum Board Assemblies				
130 Repair/replace ceiling in kitchen	227	SF	\$18.00	\$4,086
131 Patch ceiling at entry	183	SF	\$13.50	\$2,471



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Detailed Estimate

4,013 GSF

<u>Element/Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate</u>	<u>Total</u>
132 Allow for repairs to walls; patch plaster	2,627	SF	\$3.50	\$9,195
133 09 21 00 Plaster and Gypsum Board Assemblies Total				\$15,751
134				
135 09 30 00 Tile				
136 Ceramic tile floors	136	SF	\$24.00	\$3,264
137 Tile base	73	LF	\$15.00	\$1,095
138 Threshold	2	EA	\$250.00	\$500
139 09 30 00 Tile Total				\$4,859
140				
141 09 64 00 Wood Flooring				
142 Refinish dining room floors	216	SF	\$18.00	\$3,888
143 Refinish corridor floors	385	SF	\$18.00	\$6,930
144 Wood flooring to dining room	223	SF	\$28.00	\$6,244
145 Refinish all other room floors	1,466	SF	\$13.00	\$19,058
146 Refinish interior stair treads	88	LFR	\$100.00	\$8,800
147 09 64 00 Wood Flooring Total				\$44,920
148				
149 09 65 00 Resilient Flooring				
150 Kitchen flooring	227	SF	\$8.50	\$1,930
151 Base	1	LS	\$1,500.00	\$1,500
152 09 65 00 Resilient Flooring Total				\$3,430
153				
154 09 90 00 Painting				
155 Painting walls	5,418	SF	\$1.50	\$8,127
156 Paint the ceilings on the 1st floor	1,335	SF	\$2.00	\$2,670
157 Paint exterior soffit	142	SF	\$3.00	\$426
158 Paint wood panel door	1	EA	\$350.00	\$350
159 Paint screen door	1	EA	\$300.00	\$300
160 Paint flush storm door	1	EA	\$200.00	\$200
161 Spot prime and paint existing exterior trim	1	AL	\$7,500.00	\$7,500
162 Prepare and paint interior trim	1	AL	\$8,000.00	\$8,000
163 Prepare, prime and paint doors and frames	19	EA	\$200.00	\$3,800
164 Miscellaneous painting	2,678	SF	\$1.00	\$2,678
165 09 90 00 Painting Total				\$34,051
166				
167				
168 <u>10-SPECIALTIES</u>				
169				
170 10 14 00 Signage				
171 Signage				

NIC



12 Brainard Street

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Detailed Estimate

4,013 GSF

<u>Element/Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate</u>	<u>Total</u>
172 10 14 00 Signage Total				NIC
173				
174 10 28 00 Toilet and Bath Accessories				
175 Singler Toilet room accessories	2	RMS	\$750.00	\$1,500
176 10 28 00 Toilet and Bath Accessories Total				\$1,500
177				
178 10 44 00 Fire Protection Specialties				
179 Fire extinguisher cabinets	2	EA	\$450.00	\$900
180 10 44 00 Fire Protection Specialties Total				\$900
181				
182				
183 <u>11-EQUIPMENT</u>				
184				
185 11 31 00 Residential Appliances				
186 Refrigerator	1	EA	\$2,500.00	\$2,500
187 Dishwasher at Break room	1	EA	\$850.00	\$850
188 Oven/cooktop	1	EA	\$3,800.00	\$3,800
189 Microwave	1	EA	\$650.00	\$650
190 Washer/Dryer				NIC
191 Install	4	EA	\$250.00	\$1,000
192 11 31 00 Residential Appliances Total				\$8,800
193				
194				
195 <u>12-FURNISHINGS</u>				
196				
197 12 24 13 Roller Window Shades				
198 Roller shades				NIC
199 Window Treatment				NIC
200 12 24 13 Roller Window ShadesTotal				NIC
201				
202 12 30 00 Casework				
203 Upper cabinets	22	LF	\$250.00	\$5,500
204 Base cabinets	22	LF	\$250.00	\$5,500
205 12 30 00 Casework Total				\$11,000
206				
207				
208 <u>21, 22, 23 - MECHANICAL</u>				
209				
210 21 00 00 Fire Protection				
211 No work in this section				NIC



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Detailed Estimate

4,013 GSF

<u>Element/Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate</u>	<u>Total</u>
212 21 00 00 Fire ProtectionTotal				NIC
213				
214 22 00 00 Plumbing				
215 Waste and Vent				
216 Waste and Vent Piping w/ Ftgs, Hgrs	6	FIX	\$2,545.00	\$15,270
217 Floor Drains w/ Piping	2	EA	\$1,145.00	\$2,290
218				
219 Domestic Water Piping				
220 Domestic Water Piping	6	FIX	\$2,975.00	\$17,850
221 Nonfreeze Wall Hydrants	1	ALLOW	\$1,500.00	\$1,500
222				
223 Natural Gas Piping				
224 Natural Gas Piping to Water Heaters	1	ALLOW	\$26,125.00	\$26,125
225				
226 Plumbing Fixtures and Equipment				
227 Hot Water Expansion Tank	1	EA	\$1,125.00	\$1,125
228 House Antiscald Valve	1	EA	\$8,400.00	\$8,400
229 Kitchen Sinks	1	EA	\$884.70	\$885
230 Wall Hung Water Closet w/ Carrier	2	EA	\$1,473.26	\$2,947
231 Countertop Lavatories	2	EA	\$622.08	\$1,244
232 Drinking Fountain w/ Bottle Filler	1	EA	\$2,975.00	\$2,975
233 Shower	1	EA	\$2,923.00	\$2,923
234 Water Heater	1	EA	\$18,000.00	\$18,000
235 Hot Water Recirculation Pump	1	EA	\$685.00	\$685
236				
237 Miscellaneous				
238 Coordination Drawings, As Builts, Submittals, O&M's	1	LS	\$5,000.00	\$5,000
239 Rigging, Hoisting, and Scaffolding	1	LS	\$1,500.00	\$1,500
240 Valve Tags, Pipe Identification	1	LS	\$2,000.00	\$2,000
241 Flushing, Sanitization	1	LS	\$2,500.00	\$2,500
242 22 00 00 Plumbing Total				\$113,219
243				
244 23 00 00 HVAC				
245 Replace thermostats	1	LS	\$1,500.00	\$1,500
246				
247 Miscellaneous repairs to heat	2,627	SF	\$15.00	\$39,405
248				
249 AC				NIC
250				
251 Miscellaneous				



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Detailed Estimate

4,013 GSF

<u>Element/Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate</u>	<u>Total</u>
252 Testing, Adjusting and Balancing	1	LS	\$5,000.00	\$5,000
253 Rigging, Hoisting, and Scaffolding	1	LS	\$3,500.00	\$3,500
254 Valve Tags, Pipe Identification	1	LS	\$2,500.00	\$2,500
255 Coordination Drawings, As Builts, Submittals, As Builts	1	LS	\$3,000.00	\$3,000
256 23 00 00 HVAC Total				\$54,905
257				
258				
259 <u>26-ELECTRICAL</u>				
260				
261 26 00 00 Electrical				
262				
263 1. Lighting Fixtures				
264 Light Fixtures	2,627	SF	\$6.00	\$15,762
265				
266 2. Branch Circuitry				
267 Branch Circuitry	2,627	SF	\$3.50	\$9,195
268 Lighting Control Devices	2,627	SF	\$1.25	\$3,284
269 Power Wiring Devices	2,627	SF	\$1.50	\$3,941
270				
271 3. Power Circuitry				
272 Circuitry	2,627	SF	\$3.00	\$7,881
273				
274 Motor Feeders	2,627	SF	\$4.00	\$10,508
275				
276 4. Power Equipment				
277 Power equipment	2,627	SF	\$3.00	\$7,881
278				
279 Motor Disconnects	2,627	SF	\$2.25	\$5,911
280				
281 5. Special Systems				
282 Fire Alarm System				NIC
283 Telecommunications System, wiring				NIC
284 Security Access Control System				NIC
285 CCTV Security System				NIC
286				
287 Temp Power and Lighting	2,627	SF	\$1.00	\$2,627
288				
289 Temp Power	1	LS	\$3,800.00	\$3,800
290 Misc Site Demo	1	LS	\$5,000.00	\$5,000
291 26 00 00 Electrical Total				\$75,790



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Detailed Estimate

4,013 GSF

<u>Element/Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate</u>	<u>Total</u>
292				
293				
294 <u>31-EARTHWORK</u>				
295				
296 31 00 00 Earthwork				
297 Rock removal, using back hoe jack hammer				NIC
298 Rough and fine grade for new slab	142	SF	\$1.75	\$249
299 Bulk excavation and stockpile	74	CY	\$18.00	\$1,332
300 Excavation support	360	SF	\$25.00	\$9,000
301 Backfill with existing soil	70	CY	\$15.00	\$1,055
302 31 00 00 Earthwork Total				\$11,635
303				
304				



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Sitework Summary

<u>ELEMENT</u>	<u>TOTAL</u>
Sitework	\$82,821
Sitework Direct Sub-Total	\$82,821

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Sitework Detail

<u>Description/Element</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate</u>	<u>Total</u>
9 SITEWORK				
10				
11 Site clearing				NIC
12 Site demolition and relocations	1	AL	\$1,500.00	\$1,500
13 Remove brick paths	475	SF	\$3.00	\$1,425
14 Remove parking area	2,665	SF	\$3.00	\$7,995
15 Site protection	1	AL	\$3,000.00	\$3,000
16 Rough grading	770	SY	\$1.50	\$1,155
17 Site cut and fill	513	CY	\$12.00	\$6,156
18 Strip and stockpile topsoil	128	CY	\$9.50	\$1,216
19 Wash down area	1,500	SF	\$3.00	\$4,500
20 Construction fence	444	LF	\$16.00	\$7,104
21 Construction gates	1	PR	\$3,000.00	\$3,000
22 Temp signs	1	LS	\$1,000.00	\$1,000
23 Allow for erosion control	444	LF	\$9.50	\$4,218
24 Fine grading	3,140	SF	\$1.50	\$4,710
25 Paving	2,665	SF	\$3.30	\$8,795
26 Parking spaces	2	EA	\$35.00	\$70
27 HC parking spaces	2	EA	\$250.00	\$500
28 Miscellaneous marking	1	LS	\$500.00	\$500
29 Curbing				NIC
30 Standard concrete; allow	475	SF	\$10.00	\$4,750
31 Gravel base	134	CY	\$35.00	\$4,690
32 Curb cuts	2	EA	\$450.00	\$900
33 Site and street furnishes	1	LS	\$5,000.00	\$5,000
34 Lawns	3,791	SF	\$0.33	\$1,251
35 Spread stockpiled topsoil	128	CY	\$12.00	\$1,536
36 Planting	1	LS	\$5,000.00	\$5,000
37				
38 33 10 00 Water Distribution				
39 No work in this section				
40				
41 33 30 00 Sanitary Sewerage				
42 No work in this section				
43				
44 33 40 00 Storm Drainage				
45 No work in this section				
46				
47 33 50 00 Gas Service				
48 No work in this section				
49				
50 33 70 00 Electrical Utilities				
51 1. Site Lighting				



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Sitework Detail

<u>Description/Element</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate</u>	<u>Total</u>
9 SITEWORK				
52 Wall mounted lighting	1	ALLOW	\$2,000.00	\$2,000
53				
54 Telecommunications:				
55 Telecomm Utility Riser				NIC
56				
57 Misc Site Demo	1	LS	\$500.00	\$500
58 Misc Eqpt Rentals	1	LS	\$350.00	\$350
59 SITEWORK TOTAL				<u>\$82,821</u>
60				
61				
62				
63				
64				
65				
66				
67				
68				
69				
70				
71				

